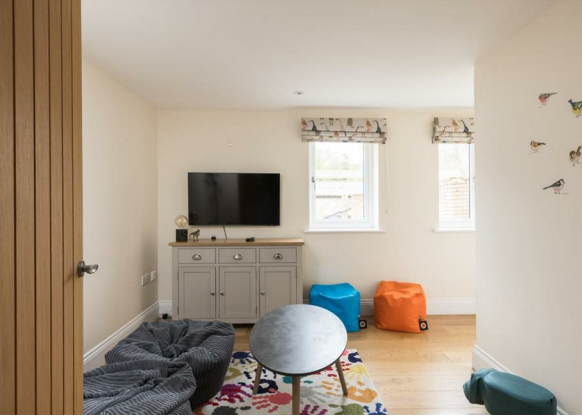




## Malton Road, York £1,750 Per Month

Stephensons are pleased to offer to rent this stunning three bedroom, two bathroom barn conversion. Boasting underfloor heating throughout the ground floor, with two reception rooms and a large open plan kitchen dining room it offers ample living accommodation. Situated in quite beautiful surroundings on the Sandburn Estate, 15 minutes east of York, an early viewing is strongly advised.



Accessed down a private road and entered via a composite front door which opens into a spacious entrance hall. Doors lead from the entrance hall to all ground floor accommodation and a staircase leads to the first floor.



To one end of the property is a fabulous large kitchen dining room. Boasting a range of wall and base units, kitchen island and breakfast bar as well as integrated fridge freezer, oven, microwave, hob and dishwasher, the kitchen is full equipped for family life. With vaulted ceilings, exposed beams and a large dining and seating area this room really is the centre of the house.

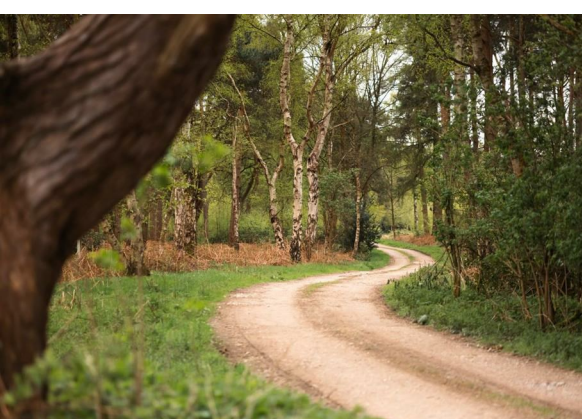


To the opposite end of the ground floor is a triple aspect stylish living room with wood burning stove and hard wood floors, that run throughout the ground floor. A further reception room to the rear elevation would make an ideal play room or home office. A WC and sizeable utility room with wall and base units along with space for washer and dryer, complete the ground floor accommodation.



To the first floor are three double bedrooms, one with en-suite and a house bathroom. The master bedroom is a sizeable double room to the end of the property, benefiting from an en-suite shower room which briefly comprises a walk-in gravity shower, wash basin with storage under, low flush wc and heated towel rail. To the opposite end of the first floor is another large double room, which is dual aspect, offerings stunning countryside views to both elevations. A further double room to the rear elevation completes the bedroom accommodation.

The stylish house bathroom briefly comprises a roll top bath, large walk-in waterfall shower, wash basin with storage under, low flush wc and heated towel rail.

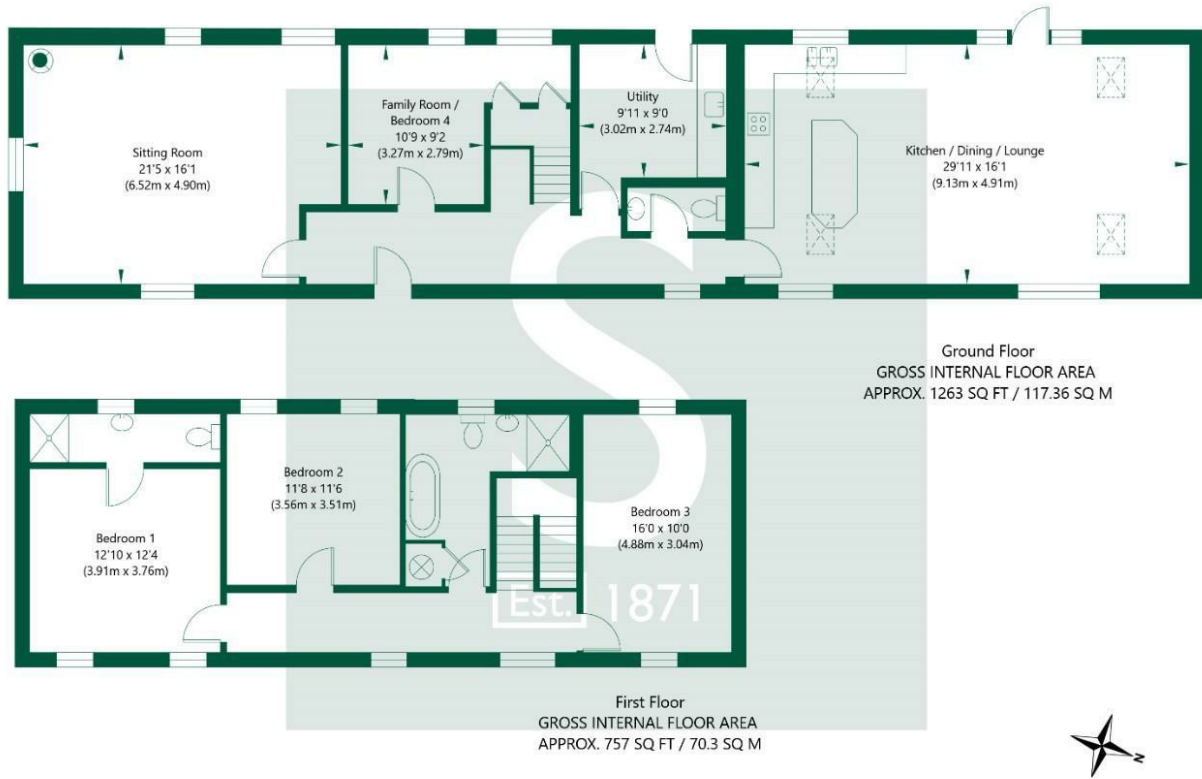


To the outside the property has a large rear garden which is mainly laid to lawn with raised patio area and a gravelled section to one side. The property also benefits from ample off street parking for a number of cars.

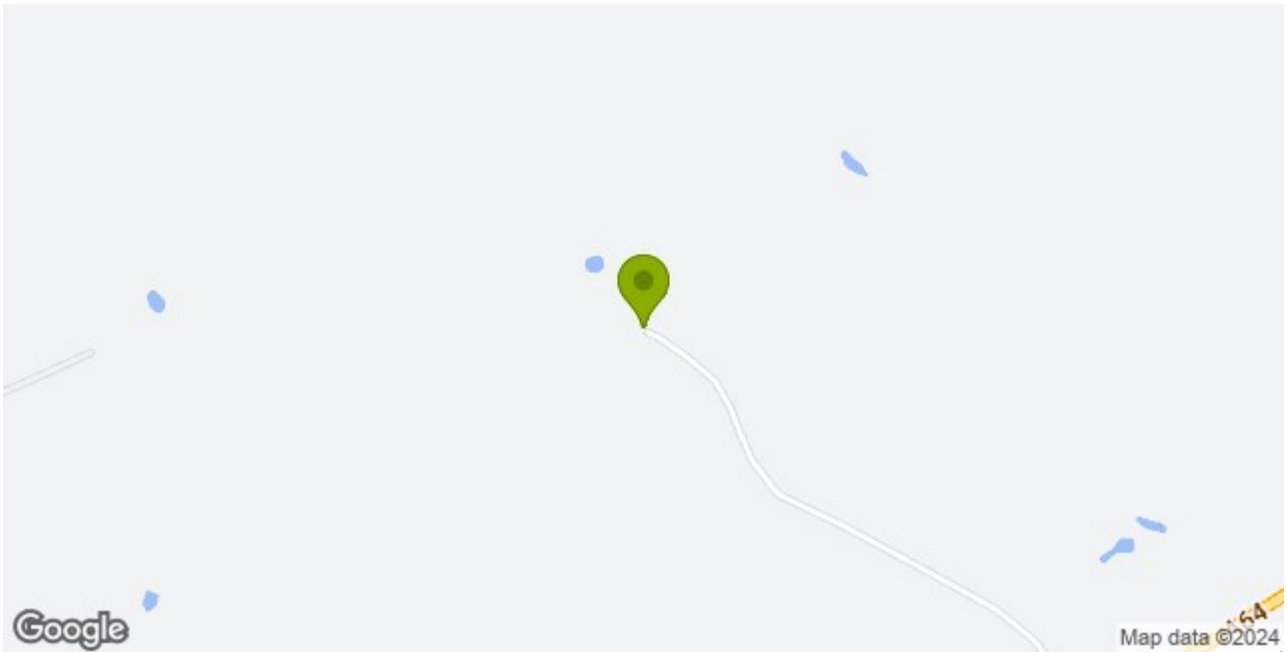
#### Services:

- Oil fired Central heating
- Mains water and electric
- Sewage to a klargester. Tenant to pay for emptying.
- Wifi is provided through Sandburn Hall Estate. Tenants will pay a fee to the landlord for this.

Sandburn Farm, Malton Road, York, YO32 9TW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2020 SQ FT / 187.66 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Stephensons**

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

